



Chapter Five: Parks and Open Space Plan

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The City of Andover provides a variety of recreation opportunities to its residents through implementation of the Parks and Open Space Plan. The City recognizes that the anticipated growth in population will increase demands on existing facilities and programs. This chapter provides description of the various parks and recreation facilities, the tools used to plan the park system and also establishes site selection criteria for both parks and open space. Goals, policies and objectives are presented in Chapter One: Foundation of the Comprehensive Plan.

Parks

The City contains 65 parks ranging in size from under an acre to more than 100 acres. Anoka County operates two regional parks that serve Andover residents. There are no State or Federal parks within the city limits. Figure 5.1 shows the location of all parks and trails within the City. Figure 5.2 identifies the type of facilities in each park.

Types of Parks

The Metropolitan Council has categorized local and regional parks according to factors such as size, use, service area, location and site attributes (Figure 5.3). All types of local facilities can be found within the City including mini-parks, neighborhood parks\playgrounds, community playfields, and community parks. The City uses these categories in the selection of park locations to ensure a variety of park types and facilities are available to serve the needs of residents.

Regional Parks

The two regional parks that serve Andover residents are Bunker Hills Regional Park and Rum River Central Regional Park (Figure 5.4).

Bunker Hills Regional Park

Bunker Hills Regional Park is a 1600 acre regional park reserve located in the southeast corner of Andover and extends into the adjacent cities of Blaine, Coon Rapids and Ham Lake. The park includes a variety of passive and active recreation facilities such as picnic areas, campgrounds, playgrounds, an indoor and outdoor archery range; a water park with multiple slides, a sand play area, a proposed lazy river, plus a wave pool; native prairie, wetland, oak savannah areas, a small lake, shade plant gardens, abundant wildlife, hiking, biking, horse and cross country skiing trails, a veterans memorial, and an 18-hole professional golf course. A horse stable and arena offer riding lessons, trail rides, hayrides and campfire opportunities. An activities center offers public meeting rooms and offices full time park staff. A year-round full service restaurant with banquet and meeting facilities offers seasonal theatre and serves as the golf course clubhouse. An overall master plan for the park is available from the Anoka County Park & Recreation Department. More information can also be found on their Website: www.anokacountyparks.com

ELEMENTS

INDIAN TRIBES

FLOWERS

BIRDS

TREES



Comprehensive Plan Figure 5.1 Existing Parks and Trails

LEGEND

- Parks**
Water Features
= **TOBACCO FREE PARKS**
- Trails**
bituminous
sidewalk
gravel
wood chip
OS bikeway
county

Park #	Park or Other Feature	Park Address	Acres
1	BIRCH RIDGE	1450 181ST AVE. NW	13.39
2	HAWK RIDGE	18001 VERDIN ST. NW	13.48
3	FOREST MEADOWS	1010 179TH AVE. NW	6.78
4	TIMBER TRAILS	17761 AZTEC ST. NW	7.05
5	LANGSETH	3341 174TH LANE NW	1.72
6	CEDAR CREST ESTATE	3909 174TH AVE. NW	0.87
7	CEDAR CREST	3680 173RD LANE NW	2.77
8	GROW OAK VIEW	17101 NAVAJO ST. NW	12.77
9	WHITE OAKS	2740 172ND AVE. NW	9.30
10	WOODLAND MEADOWS	2139 172ND AVE. NW	0.88
11	VALLEY VIEW	3929 169TH AVE. NW	8.74
12	LUND'S NORTH	2640 166TH AVE. NW	3.89
13	TULIP PARK	16229 TULIP ST. NW	1.85
14	PINE HILLS	3537 161ST AVE. NW	4.97
15	OAK HOLLOW	465 159TH AVE. NW	5.62
16	FOX MEADOWS	16000 FOX ST. NW	12.76
17	MOORES ESTATES	905 CROSSTOWN BLVD. NW	0.83
18	LANDLOCKED PARK	15543 PRAIRIE RD	2.25
19	NORDEEN'S	15535 JUNIPER ST. NW	0.84
20	KELSEY ROUND LAKE	NORTH END - 15521 XENIA ST. NW	136.10
21	STROOTMAN PARK	4575 154TH AVE. NW	10.97
22	CITY HALL PARK COMPLEX #1	1685 CROSSTOWN BLVD. NW	8.11
23	SUNSHINE PARK	1900 CROSSTOWN BLVD. NW	36.31
24	RIVER TRAILS	4635 147TH LANE NW	11.41
25	PRAIRIE KNOLL	595 146TH LN NW	20.37
26	MEADOWOOD NORTH	4519 148TH AVE. NW	0.98
27	ROUND LAKE BOAT LANDING	14604 ROUND LAKE BLVD. NW	1.71
28	OAK BLUFF	14757 BLUEBIRD ST. NW	3.63
29	MEADOWOOD SOUTH	4568 147TH LANE NW	0.45
30	PLEASANT OAKS	3857 143RD AVE. NW	14.75
31	MEADOWS OF ROUND LAKE	4040 146TH LN. NW	0.58
32	HARTFIEL'S	HANSON BLVD. & ANDOVER BLVD.	1.47
33	DEHN'S	14432 GUARANI ST. NW	2.23
34	SHADY KNOLL	2365 UPLANDER ST. NW	1.41
35	THE OAKS	14431 CROSSTOWN BLVD. NW	1.47
36	CREEKRIDGE	3216 SOUTH COON CREEK DRIVE	2.21
37	CREEK VIEW CROSSING	14271 YELLOW PINE ST.	0.65
38	GREEN ACRES	14141 IVYWOOD ST. NW	1.29
39	ROSE PARK	14057 ROSE ST. NW	5.06
40	RED OAKS WEST	14058 RAVEN ST. NW	2.84
41	NORTH WOODS EAST	14035 YUKON ST. NW	2.17
42	HILLS OF BUNKER LAKE WEST	14002 CRANE ST. NW	6.43
43	RED OAKS EAST	14045 NIGHTINGALE ST. NW	3.64
44	NORTH WOODS WEST	2721 140TH LANE NW	3.67
45	REDWOOD PARK	13977 BLUEBIRD ST. NW	5.59
46	WILD IRIS	3719 BUNKER LAKE BLVD. NW	11.31
47	SHADOWBROOK WEST PARK	BUNKER LAKE RD. & GOLDENROD ST	11.34
48	138TH AVE. PARK	2604 138TH AVE. NW	0.34
49	HIDDEN CREEK NORTH	2620 BUNKER LAKE BLVD. NW	8.25
50	CROOKED LAKE BOAT LANDING	2980 BUNKER LAKE BLVD. NW	2.11
51	HIDDEN CREEK EAST	2156 135TH LANE NW	2.72
52	HIDDEN CREEK SOUTH	13415 HIDDEN CREEK DR.	0.36
53	COON CREEK PARK	EAST OF HANSON BLVD. ON COON CREEK	37.66
54	ANDOVER LIONS	BUNKER LAKE BLVD. & SYCAMORE ST.	18.92
55	TERRACE PARK	13535 POPPY ST. NW	7.62
56	SHADOWBROOK EAST PARK	13789 BUTTERNUT ST. NW	22.91
57	TIMBER RIVERS PARK	16980 BARIUM ST	7.08
58	CHESTERTON COMMONS PARK	1414 155TH AVE	0.60
59	EVELAND FIELDS	2275 ANDOVER BLVD. NW	7.07
60	WOODLAND ESTATES PARK	2363 VETERANS MEMORIAL BLVD. NW	0.26
61	OAKVIEW PARK	15851 AVOCET STREET NW	1.04
62	COUNTRY OAKS PARK	1065 162ND LANE NW	1.10
63	SOPHIE'S PARK	1170 152ND LANE NW	0.78
64	WOODLAND CROSSINGS PARK	15827 JAY ST NW	5.21
65	ANDOVER STATION N BALLFIELDS	1823 139TH LN NW	23.14
66	HICKORY MEADOWS PARK	3XX 144TH AVE	0.39



Map Sources:
City of Andover Engineering Department
City of Andover GIS
Anoka County GIS Office
Anoka County Assessor's Office
Map Compilation Date:
February 2009
Map Update Date:
February 2009

Scale:
1 inch = 3,450 feet





2008 Comprehensive Plan Update

Figure 5.2 Existing Park Facilities

Park Name	Park #	Acres	Type	Basketball	Baseball Field	Skating	Skating with Warming House	Playground	Picnic Shelter	Soccer and/or Football Field	Sliding	Tennis	Volleyball	Canoe Landing	Nature Trails/ Cross-Country Skiing	Frisbee Golf
BIRCH RIDGE	1	13.39	UN													
HAWK RIDGE	2	13.48	N		Y		Y	Y	Y	Y						
FOREST MEADOWS	3	6.78	N						Y	Y						
TIMBER TRAILS	4	7.05	N		Y			Y		Y						
LANGSETH	5	1.72	M					Y								
CEDAR CREST ESTATE	6	0.87	UM													
CEDAR CREST	7	2.77	UN													
GROW OAK VIEW	8	12.77	UN													
WHITE OAKS	9	9.30	UN													
WOODLAND MEADOWS	10	0.88	M					Y								
VALLEY VIEW	11	8.74	UN													
LUND'S NORTH	12	3.89	N		Y											
TULIP PARK	13	1.85	UM													
PINE HILLS	14	4.97	N		Y			Y	Y							
OAK HOLLOW	15	5.62	UN													
FOX MEADOWS	16	12.76	N					Y	Y	Y	Y					Y
MOORES ESTATES	17	0.83	UN													
LANDLOCKED PARK	18	2.25	UN													
NORDEEN'S	19	0.84	M			Y		Y								
KELSEY ROUND LAKE	20	136.10	CPA												Y	
STROOTMAN PARK	21	10.97	N		Y			Y	Y					Y		
CITY HALL PARK COMPLEX #1	22	8.11	CPL		Y			Y	Y	Y						
SUNSHINE PARK	23	36.31	CPL	Y	Y			Y	Y	Y			Y			
RIVER TRAILS	24	11.41	UN													
PRAIRIE KNOLL	25	20.37	N	Y			Y	Y	Y	Y	Y					
MEADOWOOD NORTH	26	0.98	M					Y					Y			
ROUND LAKE BOAT LANDING	27	1.71	UM											Y		
OAK BLUFF	28	3.63	N					Y		Y						
MEADOWOOD SOUTH	29	0.45	UM													
PLEASANT OAKS	30	14.75	M			Y		Y		Y						
MEADOWS OF ROUND LAKE	31	0.58	M					Y								
HARTFIEL'S	32	1.47	UM													
DEHN'S	33	2.23	UM													
SHADY KNOLL	34	1.41	M	Y		Y										
THE OAKS	35	1.47	UM													
CREEKRIDGE	36	2.21	UM													
CREEK VIEW CROSSING	37	0.65	M	Y				Y	Y							
GREEN ACRES	38	1.29	M	Y	Y			Y								
ROSE PARK	39	5.06	N		Y			Y	Y							
RED OAKS WEST	40	2.84	N	Y				Y		Y						
NORTH WOODS EAST	41	2.17	N		Y			Y								
HILLS OF BUNKER LAKE WEST	42	6.43	N		Y			Y								
RED OAKS EAST	43	3.64	UN													
NORTH WOODS WEST	44	3.67	N							Y		Y				
REDWOOD PARK	45	5.59	UN													
WILD IRIS	46	11.31	N	Y	Y			Y	Y							
SHADOWBROOK WEST PARK	47	11.34	UN													
138TH AVE. PARK	48	0.34	M					Y								
HIDDEN CREEK NORTH	49	8.25	N	Y	Y	Y		Y		Y						
CROOKED LAKE BOAT LANDING	50	2.11	M						Y					Y		
HIDDEN CREEK EAST	51	2.72	N			Y		Y		Y						
HIDDEN CREEK SOUTH	52	0.36	M					Y								
COON CREEK PARK	53	37.66	CPA												Y	
ANDOVER LIONS	54	18.92	N		Y			Y								
TERRACE PARK	55	7.62	N		Y	Y		Y	Y							
SHADOWBROOK EAST PARK	56	22.91	CPL	Y	Y			Y								
TIMBER RIVERS PARK	57	7.08	N					Y	Y	Y				Y		
CHESTERTON COMMONS PARK	58	0.60	M					Y								
EVELAND FIELDS	59	7.07	CPL		Y											
WOODLAND ESTATES PARK	60	0.26	M					Y								
OAKVIEW PARK	61	1.04	M					Y								
COUNTRY OAKS PARK	62	1.10	N	Y				Y								
SOPHIES PARK	63	0.78	UN													
WOODLAND CROSSINGS PARK	64	5.21	N	Y					Y							
ANDOVER STATION N BALLFIELDS	65	23.14	CPL		Y			Y								

KEY: CPA - Community Park
CPL - Community Playfield
M - Mini Park
U - Undeveloped
N - Neighborhood Park

Trail locations are shown on the map.

CLASSIFICATION FOR LOCAL AND REGIONAL RECREATION AND OPEN SPACE

	COMPONENT	USE	SERVICE AREA	SITE	SITE ATTRIBUTES	SITE LOCATION
LOCAL FACILITIES	MINI-PARK	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens; may be in locations such as apartment complexes, townhouse developments, or commercial centers.	Less than ¼ mile	Less than 1 acre		
	NEIGHBORHOOD PARK/ PLAYGROUND	Area for intense recreational activities such as field games, court games, crafts, apparatus area, skating, neighborhood centers.	¼ to ½ mile radius to serve a population of 4,000 to 5,000 (neighborhood)	10-25 acres	Physiography suited for intense development	Proximity to elementary schools
	COMMUNITY PLAYFIELD	Area for intense recreational facilities such as athletic fields and swimming pools; could include neighborhood use.	3-5 neighborhoods (community *)	25-50 acres	Physiography suited for intense development	Proximity to secondary school and other public facilities
	COMMUNITY PARK	Area of natural or ornamental quality for outdoor recreation such as walking, viewing, sitting, picnicking; could have some field and court games.	3-5 neighborhoods (community *)	25-50 acres	Affords natural features with varied physiographic interest	Proximity to community facilities and resources.
REGIONAL FACILITIES	REGIONAL PARK	Area of natural or ornamental quality for nature-oriented outdoor recreation such as picnicking, boating, fishing, swimming, camping and trail uses.	3-5 communities *	200-500 acres (100 acre minimum)	Complete natural setting contiguous to water bodies or water courses where possible.	Where natural resource occurs — particularly water.
	REGIONAL PARK RESERVE	Area of natural quality for nature-oriented outdoor recreation such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses.	County Multi-county	1000+ acres; sufficient area to encompass the resource envisioned for preservation.	Diversity of unique resources, i.e., topography, lakes, streams, marshes, flora, fauna.	Where resource occurs.
LOCAL OR REGIONAL	LINEAR PARK (Trails, corridors, parkways)	Area developed for one or more varying modes of recreational travel such as hiking, biking, snowmobiling, horseback riding, crosscountry skiing, canoeing and driving.		Sufficient width to provide maximum protection of resource and maximum use; sufficient length to accomplish purpose.	Utilize man-made and/or natural-linear resources such as utility corridors, right-of-way, drainage ways, bluff lines, vegetation patterns and roads.	Where linear resource occurs. Link components of recreation system. Link other community facilities such as schools, library and commercial areas.
	HISTORIC PARK	Area that preserves, maintains, and interprets buildings, sites, and objects of historical and archeological significance.		Sufficient area to encompass facility or resource.	Historically significant; represents broad cultural, political, economic, military, or social history; associated with historical figure, architectural specimen, major archeological site. Large enough to protect all significant resources.	Where resource occurs; where event occurred.
	SPECIAL USE	Area providing specialized or single purpose recreational activities such as golf course, nature center, marina, zoo, conservatory, arboretum, display gardens, arena, gun club, and downhill ski area.		Specific standard applicable to desired use.	Appropriate to particular special use.	Within park reserve or regional park except for water access sites, steep slopes for skiing, and Noerenberg Floral Display Gardens.

*A grouping of neighborhoods, not a unit of government.

Source: Metropolitan Council, "Recreation and Open Spaces,"
Metropolitan Development Guide, 1981.



Incorporated 1974

Comprehensive Plan Figure 5.4 Regional Parks and Trails Map

The regional trails identified on this map are intended to illustrate the routes that have been identified by Anoka County. As indicated in Chapter Five of the Comprehensive Plan, not all segments of these trails have been completed. Please contact the Anoka County Parks Department or visit www.anokacountyparks.com for the most recent information. Additionally, city designated regional trails are identified on Figure 24 of the Transportation Plan.

City of Andover - Planning Department
1685 Crosstown Blvd. NW
Andover, MN 55304
(763) 755-5100

Map Date: October 2007

Legend

-  Central Anoka County Regional Trail Route
-  Rum River Regional Trail
-  Regional Park Location

ELEMENTS

FLORINIST NW
FRACINIST NW
DISPINCINIST NW
CORALIST NW
BARUCINIST NW
ARGONIST NW
ZONIST NW
VALANIST NW
AXINIST NW
HALCOIST NW
VENTURIST NW
UTIST NW
TONTOIST NW
SALUSIST NW
QUANIST NW
PULCHINIST NW
ONIDIST NW
NARADIST NW
LIPANIST NW
KIPANIST NW
JIPANIST NW
INGANIST NW
HOPANIST NW
GILANIST NW
FOSANIST NW
ALDORADIST NW
DARODIST NW
CHESIST NW
BLACKFOOTIST NW
AZTECIST NW
ZEANIST NW
YUCCANIST NW
XENANIST NW
WOODINGIST NW
VINTAGEIST NW
UNDERCLIFFIST NW
TULIPIST NW
SILVEROIST NW
ROSEIST NW
QUINIST NW
POPPYIST NW
ORCHIDIST NW
NARCISIST NW
MARGOLIST NW
LILIST NW
KERRYIST NW
AZOQUILIST NW
HYWOODIST NW
HEATHERIST NW
GLADIOLIST NW
FLORANIST NW
HIDELPHESSIST NW
DAILIIST NW
CHOCUSIST NW
RITHBRIST NW
ARROWHEADIST NW
ZONIST NW
YUONIST NW
XAPUSIST NW
WRENIST NW
VERONIST NW
UPLANDIST NW
THURONIST NW
SWALLOWIST NW
RAVENIST NW
QUINIST NW
PARTRIDGEIST NW
OSAGEIST NW
NIGHTINGALEIST NW
MARTINIST NW
LINNETIST NW
KILLDEERIST NW
JAYIST NW
TRESTIST NW
HUMMINGBIRDIST NW
GROUSEIST NW
FLAMINGOIST NW
EAGLEIST NW
DRAKEIST NW
CRANEIST NW
BLUEBIRDIST NW
AVOCIST NW
ZILLAIST NW
YELLOW PINEIST NW
YUONIST NW
WYTERGREENIST NW
PALEIST NW
UNPTIST NW
TAMARACKIST NW
SYCAMOREIST NW
REDWOODIST NW
QUINCEIST NW
PALMIST NW
OLIVEIST NW
NORRIST NW
MAGNOLIIST NW
LARCHIST NW
KUMQUATIST NW
JUNIPERIST NW
LEASTIST NW
HOLLYIST NW
GOLDENRODIST NW
PLANTWOODIST NW
HYPERGREENIST NW
DOGWOODIST NW
COTTONWOODIST NW
BUTTERNUTIST NW
ALDERIST NW
UNIVERSITY AVE EAST

INDIAN TRIBES

FLOWERS

BIRDS

TREES

Rum River Central
Regional Park

Bunker Hills
Regional Park

0 2,500 5,000 10,000
0 0.25 0.5 1 1.5 2
Feet
Miles
1 inch = 3,619 feet
RF1:43,428

Rum River Central Regional Park

Rum River Central Regional Park is a 434 acre regional park located adjacent to the northwest corner of the city on the west bank of the Rum River. A substantial improvement project completed in 1999 allowed the park to reopen with picnic areas and pavilion, playground equipment, boat launch and fishing deck, as well as hiking, biking, horse and cross country skiing trails. Expansion of the park area has been discussed by the Metropolitan Parks and Open Space Commission. This expansion would likely not affect adjacent residential property within Andover due to the park being separated by the Rum River. An overall master plan for the park is available from the Anoka County Park & Recreation Department. More information can also be found on their Website: www.anokacountyparks.com

Regional Trails

The two regional trails that pass through Andover are the Central Anoka County Regional Trail and the Rum River Regional Trail (Figure 5.4) as identified in the Metropolitan Council's 2030 Regional Parks Policy Plan. Funding for these trails is provided by city, county, state and federal sources. Figure D shows the location of these trails in the city. A county wide trails map is available from the Anoka County Parks Department and also from their website: www.anokacountyparks.com

Central Anoka County Regional Trail

This trail extends along Bunker Lake Boulevard and will connect Bunker Hills Regional Park west to the Mississippi West County Park in the City of Anoka and east into Linwood Township. Presently there are two gaps in the trail within Andover. One exists between Bunker Hills Park and Hanson Boulevard to the west. A portion of this trail will be constructed with the Hanson Boulevard Improvement project with completion in 2008. However, a safe crossing of the Burlington Northern Railroad needs to be resolved before the trail will connect with Bunker Hills Regional Park. The second gap is between Round Lake Boulevard and 7th Avenue. This trail segment will likely be constructed at the time this section of Bunker Lake Boulevard is reconstructed by Anoka County.

Rum River Regional Trail

This trail presently exists south of the intersection of Bunker Lake Boulevard and 7th Avenue and continues south to the Mississippi River Regional Trail to provide a continuous route that connects with the Minneapolis park system. The Rum River Regional Trail is planned to extend north along 7th Avenue to the Rum River Central Regional Park in the future.

Recreation Facilities

Recreation facilities are an essential component of active use parks. The development of recreation facilities requires an understanding of community needs based on population, service radius, and space requirements. Standards established by the

National Recreation and Parks Association provide guidelines for such development. The city has used these guidelines in the preparation of a Park Study with community input. This document evaluates the present park system and facilities and uses growth projections from the Land Use Plan to determine the steps necessary to complete the park system. The Park Study is updated regularly and determines not only community park needs, but also establishes the annual park dedication fees that pay for the needed park improvements. The park dedication fees are based on a combination of needs from all new development, including residential, commercial and industrial.

Additionally, the city maintains a detailed list of park facilities including their type, age and expected life. This list aids routine maintenance of facilities and is used to determine the types of facilities and improvements that need to be included in the Capital Improvement Plan.

Open Space

A plan for the preservation of open space is necessary to protect natural areas from development, as well as to protect water and air quality and to preserve wildlife habitat. The city has worked cooperatively with a variety of resource protection organizations to enhance natural areas within the existing park system and to protect floodplain and wetlands. In 2006, Andover residents approved a bond referendum to provide a dedicated funding source for the preservation of open space. The Council subsequently established an Open Space Advisory Commission to develop preservation recommendations. The Commission, in cooperation with the Anoka Conservation District, prepared a natural resource inventory as a basis for these recommendations.

Open Space Evaluation and Site Selection Criteria

The city has established criteria to evaluate sites for preservation opportunities. The following criteria are used to properly evaluate sites for open space preservation.

The City of Andover will evaluate sites for open space preservation opportunities based on the following criteria:

1. The area provides an opportunity to protect and preserve significant local natural resources, including:
 - a. Sensitive groundwater areas
 - b. Natural hydrological systems
 - c. Native plant communities
 - d. Buffer areas adjacent to lakes, streams and wetlands
 - e. Buffer areas adjacent to upland natural plant and animal communities
 - f. Lands important as wildlife or corridors
 - g. Threatened or endangered species of plants or animals
 - h. Other notable features, including historical, educational, archaeological, aesthetic, and other features

2. The area to be protected is sufficient in size to preserve and enhance natural resources
3. The area presents an opportunity to protect significant natural resources that would otherwise be negatively affected by development, land use change or negligence
4. The area provides opportunities for passive recreation and observation of the natural environment
5. The area provides views of the natural environment along transportation corridors including roads and trails
6. Other factors may be considered, including the amount of similar resources that exist, the location of the area, the amount of funding available, and others. The Open Space Advisory Commission will establish an objective system for recommending selection of sites.

Park Land Site Selection Criteria

The city has established criteria to evaluate sites for their potential to fulfill the needs identified by the plans and studies described earlier in this chapter. The following criteria are used to properly evaluate sites for the location of parks, recreation facilities.

1. The area is in close proximity to particular natural resources, such as lakes, rivers and other unique features
2. The area is sufficient in size to allow the user to experience the natural resource and enjoy compatible recreation activities without degrading the natural resource or the visitor's experience
3. The area is suitable for recreation opportunities that complement those provided by other city parks and county and regional agencies
4. The area is geographically located to fulfill and not duplicate the type of park and facilities needed to serve the present needs of residents and the needs of the long range projected population in the service area
5. The area is located where it will be easily accessible
6. The area is physically suitable for types of facilities that are needed in the service area

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 - f. Lands important as wildlife or corridors
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